

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

October 26, 2005

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:03 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Jack E. Dale and Brian W. Jones. Council Member Hal Ryan entered the meeting at 7:10 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Manager Brian Seinturier, Director of Community Services John Coates, Deputy Fire Chief Howard Rayon, Assistant to the Executive Director Pamela White, Santee Sheriff's Captain Greg Reynolds, City Engineer Cary Stewart, City Planner Melanie Kush, City Clerk/City Commission Secretary Linda Troyan and Deputy City Clerk/Deputy Commission Secretary Patsy.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Justin McMurdie from Santee Christian Church and the **PLEDGE OF ALLEGIANCE** was led by Cub Scout Pack #383, Den #2 and Den Leader Gene Lyons.

PRESENTATION: SANTEE SCHOOL DISTRICT PTA FUNDRAISER FOR HURRICANE KATRINA VICTIMS

Elana Levens-Craig, PTSA President for Cajon Park School & Council President for Tierra Del Sol PTA Council, announced that the Santee School District schools raised over \$21,000 for the Hurricane Katrina relief effort. This money was collected in the form of pennies, nickels, dimes and quarters during their annual coin drive.

PRESENTATION: AWARD FOR TROLLEY SQUARE CLOCK TOWER

Mayor Voepel presented a "Project of the Year" plaque to Cary Stewart, Robb Zaino and Carl Schmitz for the Santee Trolley Square Clock Tower. The project was recognized by the American Public Works Association in the "\$2 Million and Under" category.

PROCLAMATION: UNITED WAY/CHAD CAMPAIGN WEEK

Mayor Voepel presented the Proclamation to United Way Representative Wayne Brown, who thanked Council and the City employees for their continuous support of United Way.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:
 Santee City Council 10-12-05 Regular and 10-12-05 Special Meetings
 Community Development Commission 10-12-05 Regular Meeting
 Santee Public Financing Authority 10-12-05 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Approval of the Expenditure of \$66,894.77 to Pay for September 2005 Legal Services.**
- (E) Appointment of Mayor, Vice Mayor, City Manager, Fire Chief and Sheriff Captain to Establish an Emergency & Disaster Preparedness Committee.**

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Minto, the Agenda and Consent Calendar were approved as presented with all voting aye.

2. PUBLIC HEARINGS:

- (A) Tentative Map (TM 05-07) & Conditional Use Permit (P05-05) to Convert the 160 Unit Sunridge Apartment Complex to Condominiums at 8729 Graves Avenue in the Medium-High Density Residential (R-14) Zone. (Applicant: M.G. Properties) (Continued to date uncertain)**

The Public Hearing was opened at 7:14 p.m. Deputy City Manager/Director of Development Services Williford presented the staff report and noted this is the first of two public hearings this evening for condominium conversion projects.

ENTERED INTO THE RECORD: Correspondence in support of the condo conversions for Items 2(A) and 2(B) from Pat Bunch, Justin Toy and Ruth Kelly.

PUBLIC SPEAKERS:

Speaking In Favor were:

1. Marlene Duran, Sunridge resident & Casa Financial Services
2. Mark Gleiberman, President of MG Properties
3. Jeff Piper, MG Properties, was available for questions
4. Jerry Stephen, MG Properties, was available for questions
5. Walter Schwerin, MG Properties answered Council questions

Speaking In Opposition were:

1. Loc Ho
2. Tobin Neilsen

Speaking from a Neutral Position were:

1. Sarah Smith
2. Gordon Neufold

During discussion, Council requested additional information be included in the Condo Conversion Analysis report that will be coming back to them in the next couple of months. Some of the specific issues they would like researched include:

- City's long-term position for condo conversions, especially since Santee has the second lowest percentage (16%) for the San Diego County incorporated cities in the apartment-to-total-number-of-units ratio;
- the cost of retrofitting sprinkler systems in apartment units;
- the process and costs related to Padre Dam individual water meters vs. the Home Owner Association's sub-divided water meters and its billing process;
- what overall standards (building, landscaping, aesthetics, etc) will be used for condo conversions; do conversions need to meet all they same standards as new projects;
- what other cities offer the apartment residents for move-out assistance;

MOTION: Council Member Dale moved to Close the Public Hearing and adopt the two Resolutions approving the Tentative Map and the Conditional Use Permit. The motion failed for lack of a second.

ACTION: After further discussion and on motion of Mayor Voepel, seconded by Council Member Ryan, the Item was continued at 8:40 p.m. to the earliest date possible after Council receives the Condo Conversion Analysis report from staff with all voting aye.

(B) Tentative Map (TM 05-08) & Conditional Use Permit (P05-06) to Convert the 132 Unit Sunset Trails Apartment Complex to Condominiums at 8655 Graves Avenue in the Medium-High Density Residential (R-14) Zone. (Applicant M.G. Properties) (Continued to date uncertain)

The Public Hearing was opened at 8:40 p.m. Mayor Voepel noted this Public Hearing project is similar to the last item; all the same issues and concerns apply.

MOTION: Mayor Voepel moved to continue the Public Hearing to the earliest date possible after Council receives the Condo Conversion Analysis report from staff. Council Member Ryan seconded the motion.

ENTERED INTO THE RECORD: Correspondence in support of the condo conversions for Items 2(A) and 2(B) from Pat Bunch, Justin Toy and Ruth Kelly.

PUBLIC SPEAKERS:

Speaking In Favor were:

1. Mark Gleiberman, President of MG Properties
2. Jeff Piper, MG Properties was available for questions
3. Jerry Stephen, MG Properties was available for questions

Speaking In Opposition were:

1. Dawn Siskowic
2. Martha Fyffe
3. Suzette Daniels

ACTION: Mayor Voepel's motion, seconded by Council Member Ryan, to continued the Public Hearing at 8:52 p.m. to the earliest date possible after Council receives the Condo Conversion Analysis report from staff was approved with all voting aye.

3. **ORDINANCES (First Reading):** None
4. **CITY COUNCIL REPORTS:** None
5. **CONTINUED BUSINESS:** None
6. **NEW BUSINESS:** None
7. **COMMUNICATION FROM THE PUBLIC:** None
8. **CITY MANAGER REPORTS:** None
9. **COMMUNITY DEVELOPMENT COMMISSION:**
(Note: Minutes appear as Item 1B)
10. **SANTEE PUBLIC FINANCING AUTHORITY:**
(Note: Minutes appear as Item 1B)
11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 8:54 p.m. and convened in Closed Session at 9:00 p.m. with all Members present, except Council Member Ryan who noted he would abstain on Items 12(A) and 12(B) due to a conflict of interest and then left the meeting.

12. CLOSED SESSION:

(A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Properties: 10335 Mission Gorge Rd, Assessor's Parcel Nos. 384-091-01, 13 and 14; Assessor's Parcel Nos. 383-112-05 and 383-112-28.

Agency Negotiator: City Manager

Negotiating Party: Santee School District

Under Negotiation: Price and Terms of Payment

(B) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of Litigation pursuant to Government Code section 54956.9:
One case.

Members reconvened in Open Session at 10: 15 p.m. with all members present, except Council Member Ryan who was absent. Mayor Voepel noted that direction had been given to staff.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:15 p.m.

Date Approved: November 16, 2005

/s/Linda A. Troyan
Linda A. Troyan, City Clerk\Commission
Secretary and for Authority Secretary
Keith Till